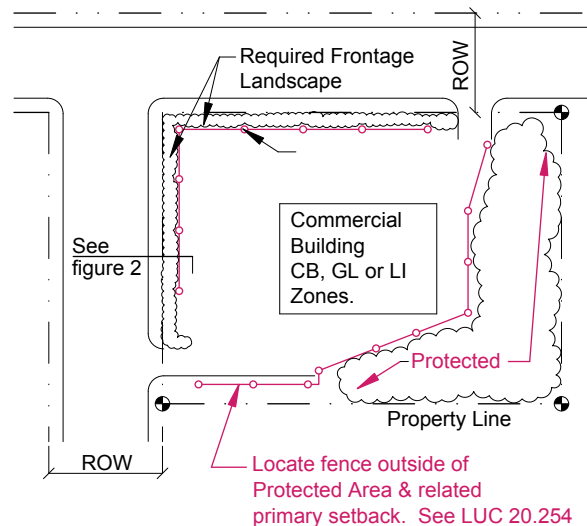


This handout provides basic information for building a fence on your commercial property. It answers the most common questions about the city requirements and allowances for commercial fences.

Where can my fence be located?

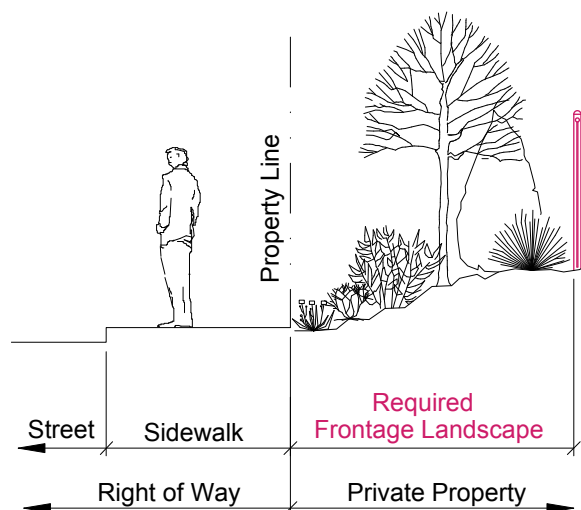
Generally, anywhere on your property (see figure 1). However, the fence location will determine its allowable height. It is not required to be set back from your property line *unless* your property contains a Protected Area (wetland, stream, steep slope) or is within the Shoreline Overlay District. In such cases, refer to Land Use Code (LUC) 20.25E and 20.20.52G; and LUC 20.25H, or contact Development Services for assistance.



Commercial Fence Locations
(figure 1)

How tall can my fence be?

Fences in a required front-yard setback may not exceed 4'-6", except under certain circumstances discussed below. See LUC 20.20.010 for front-yard setback requirements for your district.



Commercial Fence Height
(figure 2)

Fences exceeding 4'-6", but no taller than 8', may be located anywhere except within the required front-yard setback. Fences over 8' are permitted with a building permit but may not be located within any required front-, rear-, or side-yard setback.

A fence must not violate the sight-obstruction restrictions at street intersections. Those restrictions are found in Bellevue City Code (BCC) 14.60.240 and .241 and vary by type of intersection. If your fence will be located near a driveway or street intersection, contact the City of Bellevue Transportation Department for additional information on sight-obstruction restrictions.

Fence Location Summary

Fence Height	Allowed Location ⁽¹⁾	Sight Obstruction Restrictions Apply?	Permit Required?
Up to 4'-6"	Anywhere on site	Yes	No
Over 4'-6" up to 8'	Anywhere except front-yard setback ⁽²⁾	Yes	No
Over 8'	Must meet primary structure setbacks	Yes	Yes

(1) Subject to requirements of LUC 20.25E (Shoreline Overlay District) and 20.25H (Sensitive Area Overlay District)

(2) Can be allowed in front-yard setback if exception criteria are satisfied

What exceptions are there to fence height limits in a front yard?

Exceptions to the 4'-6" height limit in the front setback are allowed in any of the following situations:

1. The fence is perpendicular to the right of way and is necessary for screening; or
2. The fence is located on an arterial; or
3. The fence is located on one side of a corner lot.

In addition, certain chain link fences are permitted in a front setback in some districts

The fence must meet the following criteria.

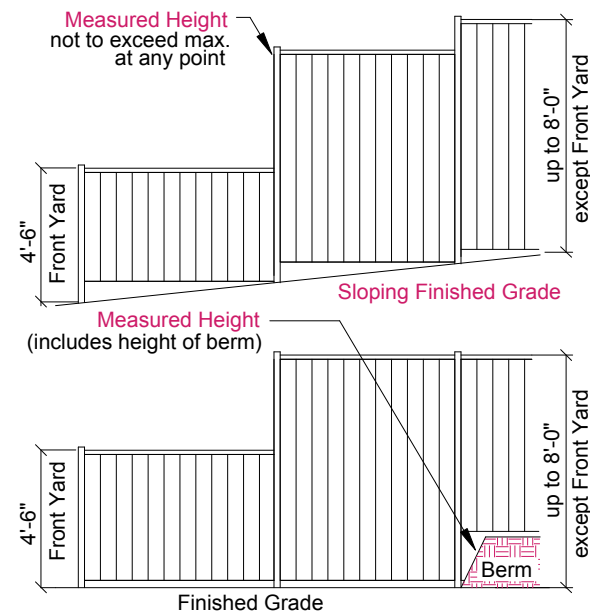
1. The fence will not exceed the minimum height necessary to afford privacy, security, screening, or noise attenuation; and
2. The fence will not cause or contribute to a hazardous traffic situation; and
3. The fence is necessary to afford reasonable privacy, security, or noise attenuation to the subject property; and
4. The design of the fence is in character with the development in the immediate neighborhood, and the finished side of the proposed fence faces the right of way or the adjacent property.

Who determines whether my front-yard fence qualifies for increased height?

The land use planner in Development Services at City Hall can determine if your property will qualify for an increased fence height in the front-yard setback.

How is fence height measured?

Height is measured from the finished grade along the exterior side of the fence to the top of the fence. If a fence is built on top of a berm, the combined height of the fence and berm must not exceed the allowable fence height. On sloping ground the fence must follow the slope or step with the slope so as not to exceed the allowable height at any point along the fence. See figure 3.



Measuring Fence Height
(figure 3)

Are chain link fences allowed?

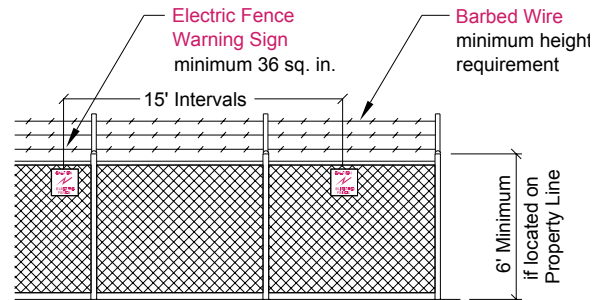
Yes. And chain link security fences may be permitted in a front-yard setback in a CB, GC, or LI District or in commercial parking lots and storage areas if plans are approved by the Department of Planning & Community Development. The fence must not violate sight-obstruction restrictions nor stand in or in front of any required landscaping.

Is barbed wire fencing permitted?

Yes. But if used along a property boundary, it must be placed on top of a solid or chain link fence that is at least 6' high.

Do I need a permit?

You do not need a permit unless your fence exceeds 8' in height. In that case, a building permit is required.



Barbed Wire or Electric Fences
(figure 4)

Where can I get additional information?

- Handout L-18, Electrical Fences
- LUC 20.20.400 (Fences)
- LUC 20.25E.080.Q, Residential Development Regulations in Shoreline Overlay District
- LUC 20.50.020, Definition of *Fence*
- BCC 14.60.240 and .241, Sight-obstruction Restrictions at Intersections

This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at www.bellevuewa.gov.

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: landusereview@ci.bellevue.wa.us. Assistance for the hearing impaired: dial 711.

